WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084909 DEEDWARR
Recvd: 10/02/13 08:05 2 pgs
Fees:13.00 Taxes:310.80

20131002-0103156

R-RR-13-1422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Charles D Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2013.

C. Hy Carney
Notary Public

MY COMMISSION EXPIRES: August 23, 2016
(AFFIX SEAL)

CY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles D. Barrett	First State Bank	
(NAME)	(NAME)	
1422 Sevier Court	P.O. Box 839	**094-01-0-305.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Union City, TN 38281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **SHIRLEY O. WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES D. BARRETT AND JOSEPH A. CAVASIN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF SHELBY VILLAGE NO. 2 OF RECORD IN PLAT BOOK 1835, PAGE 48, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY O. WRIGHT BY QUITCLAIM DEED FROM MILDRED MAYNARD, UNMARRIED AND SHIRLEY M. OVERSTREET, NOW KNOWN AS SHIRLEY O. WRIGHT, MARRIED, OF RECORD AT INSTRUMENT NO. 20070209-0017326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 6, 2007 AND RECORDED ON FEBRUARY 9, 2007.

BEING THE SAME PROPERTY CONVEYED TO DAVID E. OVERSTREET AND WIFE, SHIRLEY M. OVERSTREET BY QUITCLAIM DEED FROM COLUMBUS MAYNARD AND WIFE, MILDRED MAYNARD OF RECORD IN BOOK 5565, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 8, 1980 AND RECORDED ON FEBRUARY 11, 1980. THE SAID DAVID E. OVERSTREET HAVING SINCE DIED LEAVING SHIRLEY M. OVERSTREET SURVIVING TENANT BY THE ENTIRETY.

BEING THE SAME PROPERTY CONVEYED TO DAVID E. OVERSTREET AND WIFE, SHIRLEY M. OVERSTREET AND COLUMBUS MAYNARD AND WIFE, MILDRED MAYNARD BY DEED FROM TOMMY E. BOSHERS AND WIFE, MARIA LYNN BOSHERS OF RECORD IN BOOK 5139, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 22, 1977 AND RECORDED ON APRIL 25, 1977.

SHIRLEY O. WRIGHT AND SHIRLEY M. OVERSTREET BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 48, AND IN BOOK 2015, PAGE 639, AS AMENDED IN BOOK 2086, PAGE 339, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1422 Sevier Court Nashville, Tennessee 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of September, 2013.

Shirley O. Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley O. Wright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212